

## **Attachment 3**

### **Summary – Phase I Environmental Audit**

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### SUMMARY – PHASE I ENVIRONMENTAL AUDIT

#### PHASE I ESA FINDINGS AND CONCLUSIONS

Bergmann Associates has undertaken a Phase I Environmental Site Assessment of the Iola Campus located at the intersection of East Henrietta Road and Westfall Road in the City of Rochester, New York, in conformance with the scope and limitations of ASTM Practice E 1527-00 *Standard Practice for Environmental Site Assessments*. The Phase I ESA was intended to investigate conditions likely to affect recognized environmental conditions in connection with the subject property. A copy of this entire report is available for review upon request.

This Phase I Environmental Site Assessment has revealed no evidence of recognized environmental conditions in connection with the property, with the exception of the following:

- **Use of Petroleum Storage Tanks**

Further investigative work would be required to determine if this tank adversely impacted the subsurface on the east side of Building 10, and to determine if any UST remains at this location. If identified a proper closure should be conducted in order to conform to state and federal laws.

- **Past Storage of Paint, Solvents, and Waste Paint Materials**

Past environmental studies indicate the storage of solvent-based paint and solvents (Toluene) on the east-side of Building No. 11. A sampling and analytical program may be warranted to evaluate if any releases have impacted these areas.

- **On-Site Fill Areas**

The presence of fill on the subject parcel could present engineering problems for future site use or development. The material may be inappropriate for building foundation. Investigative work would be warranted to determine the type, extent and characteristics of fill present on the subject parcel. Sampling and laboratory analysis would also be warranted to confirm the presence of any hazardous wastes in the fill on the subject parcel.

- **Former Waste Water Treatment Plant (WWTP)**

Documentation indicates the past existence of a Wastewater Treatment Plant on the southeast end of the subject property. A subsurface investigation would be required to determine the type and extent of material at this location and to determine the actual extent of any adversely impacted soil or groundwater.

- **Presence of Hydraulic Lifts**

Although evidence of contamination were not observed during the removal, an investigation of this area may be warranted to determine the potential subsurface impact of hydraulic oil at the former lift location in Building 12 and to determine the past use of any PCBs containing hydraulic oil.

- **Presence of Elevators**

A subsurface investigation in the area of the elevators may be warranted to determine the occurrence and extent of any hydraulic fluid and/or PCBs that may have been released in this area.

- **Areas of Surface Staining and/or Distressed Vegetation**

An investigation program including sampling and analysis of samples would be required to determine if the staining and/or distressed vegetation is due to petroleum or chemical releases, and to determine the extent of any adversely impacted soil.

- **Radioactive Sign Building 10**

During the site walkover a room in Building No. 10 was labeled with a radioactive material placard. This area was not accessible. Further investigative work such as improved site access and/or accurate documentation would be required to determine the nature of any radioactive materials located in Building No. 10.

- **RGE Substation in Power House**

Sampling and analysis of samples at and adjacent to electrical substation and the Powerhouse Building substation may be required to determine if PCBs have been released at this portion of the study site.

- **Presence of Asbestos Containing Materials**

An asbestos survey of the Iola campus was completed in 1997 by Paradigm Environmental Services. A report documenting the survey and the presence and quantity of Asbestos Containing Materials (ACM) in each building was presented in the Asbestos Survey completed in 1997. ACM has been confirmed as being present at the study site. The Asbestos survey included estimated costs for asbestos abatement in each building.

- **Household Hazardous Waste**

The study site includes the Monroe County household hazardous waste collection facility. The site walkover revealed good housekeeping practices but the nature and use of this facility warrants its inclusion as a recognized environmental concern. Future site use and storage/handling practices would need to be reviewed.

- **Former Household Hazardous Waste Collection Area**

The former Household Hazardous Waste Collection was operated in the area of the coal storage lot on the southeast section of the property. A subsurface investigation program would be required to evaluate possible past releases at this location, and to determine if any adverse impact to the underlying groundwater has occurred at this location.